

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1355 ACRE (5,901 SQUARE FEET), BEING A PORTION OF LOT 1, BLOCK "A", NEWINGTON APARTMENT HOMES SUBDIVISION, RECORDED IN DOCUMENT NO. 201600009 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT 1 CONVEYED TO NEWINGTON APARTMENT HOMES, LLC, IN DOCUMENT NOS. 2015112896 AND 2016000573 (O.P.R.T.C.T.), SAID 0.1355 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
(512) 537-2384
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BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of East Parmer Lane (200' Right-of-way), and being the northwest corner of a called 1.467 acre tract described in City of Austin Zoning Ordinance 20150212-080, and being in the west line of said Lot 1, for the southwest corner and **POINT OF BEGINNING** hereof, from which a calculated point in the east right-of-way line of said East Parmer Lane, and being an angle point in the west line of Lot 10-A of the Resubdivision of Lot 10 of Parmer Place Subdivision, recorded in Document #201300208 (O.P.R.T.C.T.), and being the south corner of said Lot 1 bears, S13°46'34"E, a distance of 509.06 feet, and from which calculated corner, a 1/2-inch iron rod found bears, N52°29'56"E, a distance of 0.77 feet;

THENCE, with the east right-of-way line of said East Parmer Lane and the west line of said Lot 1, N13°46'34"W, a distance of 13.39 feet to a 1/2-inch iron rod with "Bury" cap found for the northwest corner hereof, said point being at the southwest corner of a called 94.535 acre tract described in City of Austin Zoning Ordinance 20090402-045, from which a calculated point at the southwest corner of Lot 3, Block "A" of Springs at Tech Ridge Subdivision, recorded in Document No. 201200150 (O.P.R.T.C.T.), said Lot 3 was conveyed to the City of Austin in a Street Deed recorded in Document No. 2014034443 (O.P.R.T.C.T), and now is known as Pearl Retreat Drive (80' Right-of-way), and being the northwest corner of said Lot 1 bears, N13°46'34"W, a distance of 534.90 feet, and from which calculated corner, a bent 1/2-inch iron rod found bears, N55°08'13"E, a distance of 0.31 feet;

THENCE, leaving the east right-of-way line of said East Parmer Lane and the west line of said Lot 1, over and across said Lot 1, with the south line of said 94.535 acre zoning tract, the following three (3) courses and distances:

- 1) S62°22'35"E, a distance of 177.76 feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
- 2) N27°56'14"E, a distance of 10.00 feet to a calculated point for an exterior ell-corner hereof, and
- 3) S62°05'02"E, a distance of 170.54 feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northwest corner of said Lot 10-A, and being a corner in the southeast line of said Lot 1;

THENCE, leaving the south line of said 94.535 acre zoning tract, with the common line of said Lot 10-A and said Lot 1, S28°01'49"W, a distance of 27.47 feet to a calculated point for the southeast corner hereof, said point being the northeast corner of said 1.467 acre zoning tract, from which a 1/2-inch iron rod found bears, N59°49'28"W, a distance of 0.43 feet;

EXHIBIT "A"

THENCE, leaving the common line of said Lot 10-A and said Lot 1, over and across said Lot 1, with the north line of said 1.467 acre zoning tract, the following two (2) courses and distances:

- 1) **N59°49'28"W**, a distance of **173.12** feet to a 1/2-inch iron rod with "Terra Firma" cap found for an angle point hereof, and
- 2) **N62°10'30"W**, a distance of **166.35** feet to the **POINT OF BEGINNING** and containing 0.1355 Acre (5,901 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000096883360. See attached sketch (reference drawing: 00388_zoning exhibit.dwg)

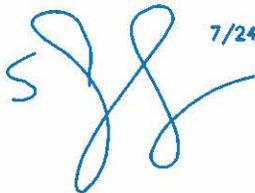
 **7/24/2019**
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

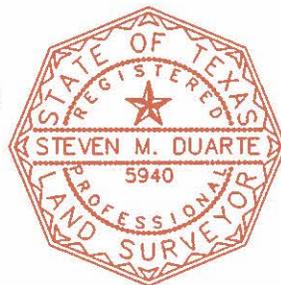


LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "KFW" CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
	TXDOT TYPE II BRASS DISC FOUND
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
[[.....]]	RECORD INFORMATION PER PLAT DOC. #201300208
[.....]	RECORD INFORMATION PER DEED DOC. #2009145726

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N13°46'34"W	13.39'
L2	S62°22'35"E	177.76'
L3	N27°56'14"E	10.00'
L4	S62°05'02"E	170.54'
L5	S28°01'49"W	27.47'
L6	N59°49'28"W	173.12'
L7	N62°10'30"W	166.35'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	N16°24'02"W	13.46'
[L7]	N62°10'45"W	166.43'

 7/24/2019



NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000096883360.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.1355 ACRE
ZONING TRACT
City of Austin
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00388
Scale:	1" = 80'
Reviewer:	SMD
Tech:	ABW
Field Crew:	JCR/KDL
Survey Date:	JAN. 2015
Sheet:	2 OF 2

LOT 1, BLOCK "A"
 NEWINGTON APARTMENT
 HOMES SUBDIVISION
 DOC. # 201600009
 O.P.R.T.C.T.
 OWNER: NEWINGTON
 APARTMENT
 HOMES, LLC

ZONING TRACT
 0.1355 ACRE(S)
 5,901 SQUARE FEET

[A]
 FROM WHICH A BENT
 1/2" IRON ROD
 FOUND BEARS
 N55°08'13"E, 0.31'
 20' INGRESS/
 EGRESS EASEMENT
 REFERENCED IN
 VOL. 2011 PG. 196
 O.P.R.T.C.T.

SOUTHWEST LINE OF
 CALLED 94.535 AC. IN
 ZONING ORDINANCE
 20090402-045

"BURY"
 [L1]
 P.O.B.
 GRID N: 10,116,849.34
 GRID E: 3,141,591.75

"TERRA
 FIRMA"
 NORTHEAST LINE
 OF CALLED
 1.467 AC. IN
 ZONING
 ORDINANCE
 20150212-080

FROM WHICH A 1/2" IRON
 ROD FOUND BEARS
 N59°49'28"W, 0.43'

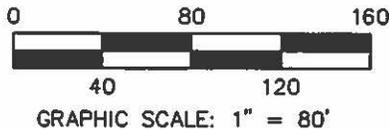
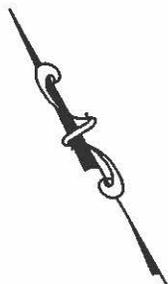
20' INGRESS/EGRESS EASEMENT
 VOL. 2011 PG. 214 &
 VOL. 2011 PG. 216

LOT 10-A
 RESUBDIVISION
 OF LOT 10
 PARMER PLACE
 DOC. #201300208
 O.P.R.T.C.T.

N13°46'34"W 1.057.35'
 509.06'
 [509.02']

**E. PARMER LANE
 (200' R.O.W.)**

336.07'
 373.57'
 [373.59']
 N28°01'49"E 401.04'
 [[N27°59'07"E 400.37']]



[A]
**PEARL
 RETREAT DRIVE
 (80' R.O.W. WIDTH)**

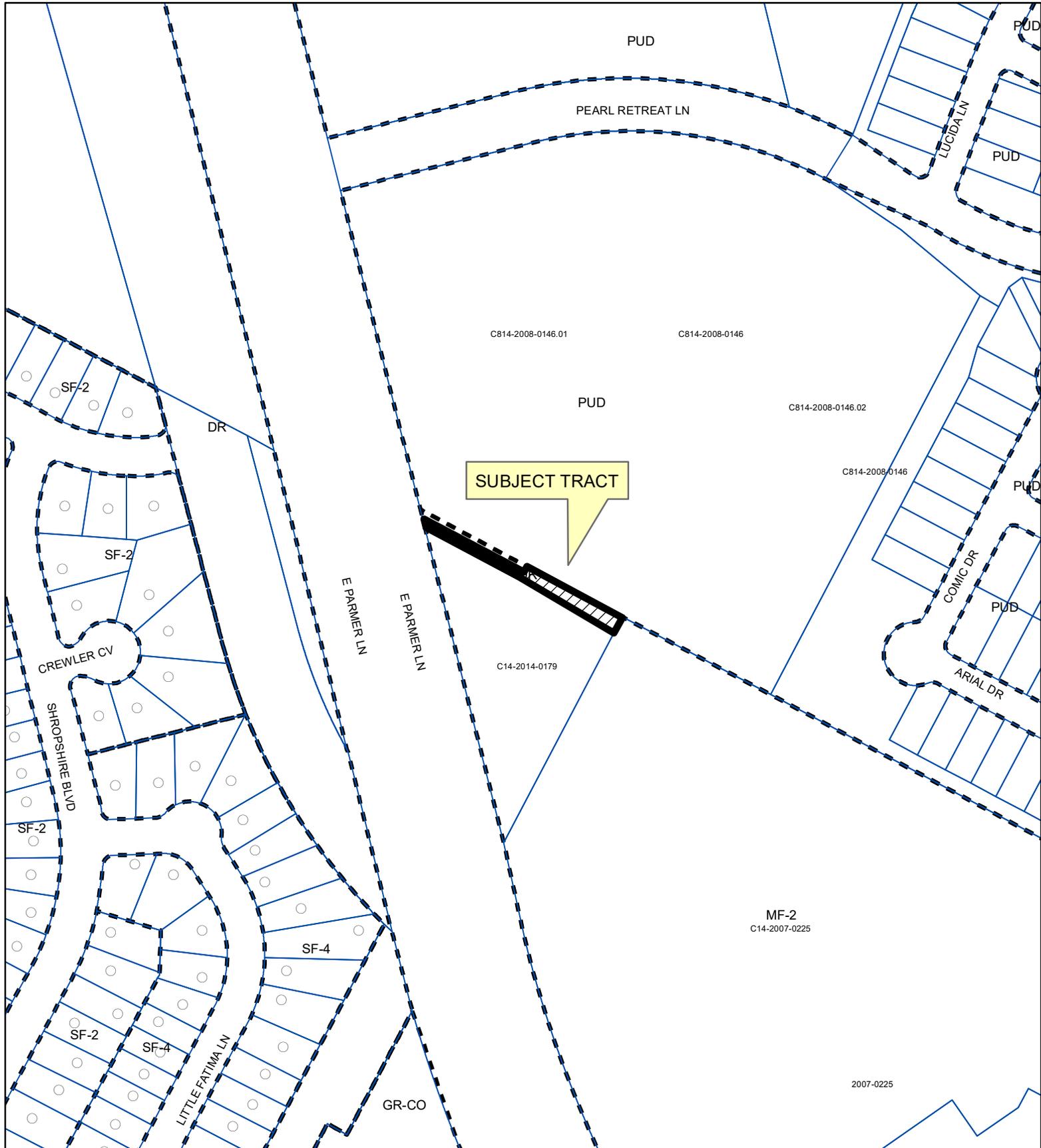
FROM WHICH A
 1/2" IRON
 ROD FOUND BEARS
 N52°29'56"E, 0.77'
 [S13°46'34"E 153.71']
 [S13°30'17"E 154.03']
 [S13°46'34"E 153.71']

TXDOT STATION
 101+85.44
 100.00' LEFT

**0.1355 ACRE
 ZONING TRACT
 City of Austin
 Travis County, Texas**

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Survey Date:	JAN. 2015
Sheet:	1 OF 2



SUBJECT TRACT

ZONING

ZONING CASE#: C14-2019-0104

EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/5/2019